



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.3173

AMARAVATI, THURSDAY, NOVEMBER 30, 2023

G.3325

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

PUDA., PUTTAPARTHI - CHANGE OF LAND USE FROM AGRICULTURE USE TO RESIDENTIAL USE IN SY.NOS.171(P), 173(P), 142(P), 170(P), 172(P), 174(P) AND 175(P) TO AN EXTENT OF AC.38.11 CENTS IN KAPPALABANDA VILLAGE, PUTTAPARTHI MANDAL, SRI SATHYA SAI DISTRICT - APPLIED BY CAPITAL HEIGHTS, HYDERABAD – REPORT SUBMITTED – ORDERS REQUESTED – DRAFT VARIATION NOTIFICATION ISSUED- REG.

[Memo.No.2263176/M1/2023 Municipal Administration & Urban Development (M) Department, 30th November, 2023]

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in Puttaparthi Urban Development Authority's Master plan which was sanctioned in G.O.Ms.No.412, Municipal Administration & Urban Development Department, dated.04.08.2006 and published which is proposed for variation from Agriculture Use to Residential Use in exercise of the powers conferred under section 15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that, the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect here of before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Vice Chairperson, PUDA., Puttaparthi / Special Chief Secretary to Government, Municipal Administration and Urban Development, A.P Secretariat, Velagapudi.

DRAFT VARIATION

The proposed site is situated in Sy.Nos.171(P), 173(P), 142(P), 170(P), 172(P), 174(P) and 175(P) of Kappalabanda Village, Puttaparthi Mandal, Sri Sathya Sai District to an extent of Ac.38.11 Cents belongs to M/s. CAPITAL HEIGHTS, Hyderabad. The boundaries which are as shown in the scheduled here under and which is earmarked for Agriculture Use zone in Master Plan vide Puttaparthi Urban Development Authority's Master Plan which was sanctioned in G.O.Ms.No.412, Municipal Administration & Urban Development Department, dated.04.08.2006 is now proposed to be designated for Residential Use by variation of change of land use and marked as a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w and x, as the proposed site is getting access from 100'-0" wide Road on Northern side and surrounded by Residential Use, which is available in the O/o. the Vice-Chairperson, Puttaparthi Urban Development Authority, Puttaparthi, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall submit NOC from the Irrigation Department before confirmation orders issued and natural course of water bodies if any passing through the proposed site u/r. shall not be disturbed and scrupulously be followed the rules and regulations stipulated by the irrigation department.
3. The applicant should have to form the 100'-00" wide road as shown in the submitted plan and same shall be handed over to Vice-Chairperson, Puttaparthi Urban Development Authority, Puttaparthi through Registered Gift Deed at free of cost.
4. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

East:	Owner's Land in Sy.No.174 & Sy.No.183.
West:	Other's Land in Sy.No.141.
North:	Owner's Land in Sy.Nos.175 & 176.
South:	Other's Land in Sy.No.171.

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT